

# Main Street

Walton-on-Trent, Swadlincote, DE12 8LZ

John   
German










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Walton-on-Trent, Swadlincote, DE12 8LZ

£495,000

A bright, modern kitchen and dining area. The kitchen features white cabinetry, a tiled backsplash, and a large window. A dining table with a floral tablecloth and white chairs is set in the foreground. The floor is tiled in a light color. A large glass door on the right side provides access to the outdoors.

Featuring an abundance of character including Tudor origins is this beautiful Grade II listed property situated in this sought-after village with a double garage/workshop. Conveniently placed for the A38, countryside walks and in the catchment for John Taylor School.



Situated in this sought-after village is this handsome home believed to have Tudor origins and later Victorian and 1990's extensions. Walton on Trent is surrounded by countryside and is home to The Swan public house and a primary school while being in the catchment area for John Taylor High School. The nearby A38 links to the nearby centres of Burton on Trent, Lichfield, Derby and the A50.

The house is set back from the road behind a lawned front garden with a mature willow tree. A front entrance door opens into the hall with a side window and a glazed door leading to a sunroom.

The first of the two reception rooms is the superb beamed lounge having a large inglenook fireplace with hearth and an open fire. There are dual aspect windows and two latch doors leading to the stairwell and inner hall.

Off the inner hall is a ground floor bathroom having a bath with shower over, vanity unit with inset wash basin and WC, tiled floor, beamed ceiling, partially tiled walls and a chrome ladder radiator.

The beamed dining room is another character room with exposed walls timbers that is dual aspect including French doors out to the rear garden.

At the heart of the home is the well-appointed breakfast kitchen equipped with a range of base and eye level units with contrasting worktops over and space for appliances. There is ample space for a dining table, dual aspect windows, tiled floor and a door out to the rear garden.

On the first floor is a charming landing with exposed timbers leading to the impressive dual aspect master bedroom with a brick chimney breast and plenty of storage provided by fitted wardrobes.

Across the landing is a home office/double bedroom that in turn leads to a double bedroom also enjoying a dual aspect.

Completing the first floor is a separate WC with wash hand basin and the gas central heating boiler.

The property enjoys generously sized gardens that are mainly laid to lawn extending to the side and rear together with paved and gravelled seating areas.

Vehicular access shared with the neighbour leads to the driveway where there is parking for several vehicles and double garage/workshop to the side, having two up and over entrance doors, also with an inspection pit.

**Notes:** The property is Grade II listed. The property is located in a conservation area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

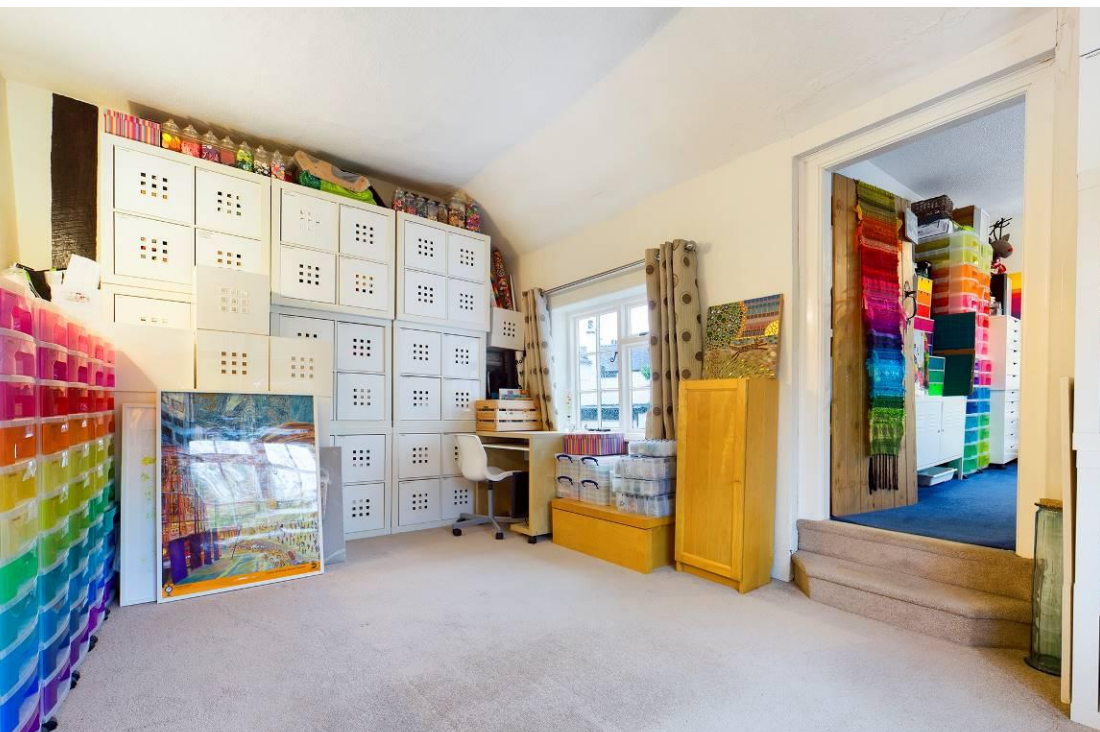
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/04102022

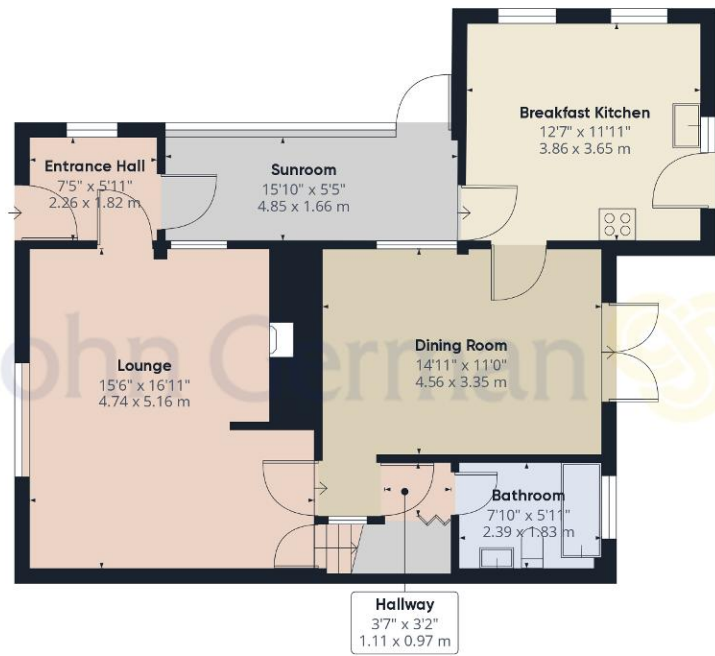
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1675.04 ft<sup>2</sup>  
155.62 m<sup>2</sup>

**Reduced headroom**

1.46 ft<sup>2</sup>  
0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED – GRADE II LISTED



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